



CITY OF ATLANTA


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MAYOR

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CHARLETTA WILSON JACKS
Director, Office of Planning

MEMORANDUM

TO: Zoning Review Board

FROM: Charletta Wilson Jacks, Director 

SUBJECT: Z-14-77 Text Amendment: SPI-12 Building Signature Signs

DATE: February 12, 2015

AN ORDINANCE TO AMEND SECTION 16-28A.010(13) OF THE CITY OF ATLANTA SIGN ORDINANCE GOVERNING SIGNS IN THE BUCKHEAD/LENOX SPECIAL PUBLIC INTEREST DISTRICT (SPI-12) TO ALLOW GREATER FLEXIBILITY FOR THE PLACEMENT OF BUILDING SIGNATURE SIGNS FOR UNIFIED DEVELOPMENTS WHERE MULTIPLE BUILDINGS COULD SUPPORT SUCH SIGNS; AND FOR OTHER PURPOSES.

FINDINGS OF FACT:

Currently, there are a number of planned developments which existed prior to the adoption of the current SPI-12 zoning and associated sign regulations in 2012. It has been identified that greater accommodation of building signage on parcels with multiple buildings as part of unified development or utilizing shared access within these planned developments may be necessary. Currently, a building signature sign is allowed for building tenants meeting the definition as a principal occupant. Such a principal occupant must occupy a minimum 20% percent or 100,000 square feet of a specific building.

PROPOSAL: The proposed text amendment provides for an exception to address certain specific and unusual development patterns of planned development contemplated prior to the recent SPI-12 regulations. Specifically, building signature signs would be allowed on any 'connected' building in a unified development still in common ownership and located on the same or on adjacent parcels. Such a connected building is specified as one which is connected by common entrance drive(s), pedestrian walkway(s) and common parking facilities.

CONCLUSIONS:

- 1) **Compatibility with Comprehensive Development Plan (CDP); timing of development:**
The comprehensive development plan policies in the CDP do not address issues directly relative to signage.
- 2) **Availability of and effect on public facilities and services; referrals to other agencies:**

There would be no effect on public facilities and services beyond indirect effects arising from these signage requirements since this ordinance would not result in a development project.

3) Availability of other appropriate land zoned for proposed use; effect on balance of land uses with regard to the public need:

Since no development project is being proposed these considerations are not applicable.

Effect on character of the neighborhood: The allowance of the this signage is compatible with intent of the SPI-12 which seeks to provide a mix of uses so as to serve the needs of the Buckhead community as well as shoppers and visitors via reasonable signage for large tenants.

4) Suitability of proposed land use:

Since no development project is being proposed this consideration is not applicable.

5) Effect on adjacent property: Since this text amendment provides reasonable signage modifications within the SPI-12 District on adjoining sites without intervening right-of ways and since no development project is being proposed there would be no discernable negative effect on adjacent properties.

6) Economic use of current zoning:

Since no development project is being proposed this consideration is not applicable.

7) Compatibility with policies related to tree preservation:

Since this ordinance only allows greater building signature sign opportunities no tree loss is expected and since no development project is being proposed there is no significant incompatibly with tree preservation policies.

8) Other considerations:

The proposed text amendment has very limited applicability in the SPI-12 district with building signature signage. . It meets the intent of the district in line the community vision as established in previous plans and studies for signage to serve the needs of the Buckhead community as well as shoppers and visitors via reasonable signage. In this case especially for large tenants which are a part of unified development sharing common drives, parking and pedestrian walkways.

STAFF RECOMMENDATION: APPROVAL OF SUBSITUTE ORDINANCE



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CHARLETTA WILSON JACKS
Director, Office of Planning

MEMORANDUM

TO: Zoning Review Board

FROM: Charletta Wilson Jacks, Director 

SUBJECT: Z-14-78: Text Amendment: SPI-12 Regional Shopping Center Area Signage

DATE: February 12, 2015

AN ORDINANCE TO AMEND SECTION 16-28A.010(13) OF THE CITY OF ATLANTA SIGN ORDINANCE GOVERNING SIGNS IN THE BUCKHEAD/LENOX SPECIAL PUBLIC INTEREST DISTRICT (SPI-12) BY ADDING A NEW SUBSECTION (J) SO AS TO PROVIDE ADDITIONAL FLEXIBILITY FOR SIGNAGE IN REGIONAL SHOPPING CENTER DEVELOPMENTS IN SPI-12 BY PERMITTING BUILDING BUSINESS IDENTIFICATION SIGNS IN SUCH CENTERS OR ON A PROPERTY IMMEDIATELY ADJACENT TO A SUCH CENTERS TO BE LOCATED ON BUILDINGS ABUTTING THE PUBLIC RIGHT-OF-WAY; AND FOR OTHER PURPOSES.

FINDINGS OF FACT:

Currently, there are two regional shopping centers in the SPI-12 zoning area known as 'Lenox Square' and 'Phipps Plaza'. These regional shopping centers sites have been developed in phases and thus have a number of unique adjacent lots not separated by public rights-of way but instead sharing access via fully publically accessible private streets. Both the regional shopping centers themselves and many adjacent lots which share such private street access have large (greater than 80,000 square foot) tenants, which due to size could benefit from greater flexibility of signage to allow identification visible from public rights-of way.

PROPOSAL: The proposed text amendment specifies that the SPI-12 district sign regulations be modified to allow tenants with greater than 80,000 square feet signage opportunities as follows:

- Business identification signs (as a wall, projecting, canopy, parapet wall, suspended, or marquee sign):
 - Allowance: For such large tenants on an off-site adjacent lot(s) if such adjacent lot shares access via private roadways (as evidenced by a recorded instrument) but not separated by a public right-of way and that the site with such sign either: a) meets the definition of regional shopping center; or b) is adjacent to such a defined regional shopping center.
 - Area: Maximum 10% of public facing wall area with a minimum of 60 square feet of sign area, however at a maximum of 200 square feet of sign area.

- Location: Not above the top of any building or on portions of buildings with residential living areas.
- Allowance on a Regional Shopping Center Sign: In lieu of a monument sign, such large tenants on an adjacent off-site lot to regional shopping center can provide signage on such a regional shopping center sign if sharing access via private roadways (as evidenced by a recorded instrument) but not separated by a public right-of way.

CONCLUSIONS:

1) Compatibility with Comprehensive Development Plan (CDP); timing of development:

The comprehensive development plan policies in the CDP do not address issues directly relative to signage.

2) Availability of and effect on public facilities and services; referrals to other agencies:

There would be no effect on public facilities and services beyond indirect effects arising from these signage requirements since this ordinance would not result in a development project.

3) Availability of other appropriate land zoned for proposed use; effect on balance of land uses with regard to the public need:

Since no development project is being proposed these considerations are not applicable.

4) Effect on character of the neighborhood:

The allowance of the this signage is compatible with intent of the SPI-12 which seeks to provide a mix of uses so as to serve the needs of the Buckhead community as well as shoppers and visitors via reasonable signage for large tenants.

5) Suitability of proposed land use:

Since no development project is being proposed this consideration is not applicable.

6) Effect on adjacent property:

Since this text amendment provides reasonable signage modifications within the SPI-12 District on adjoining sites without intervening right-of ways and since no development project is being proposed there would be no discernable negative effect on adjacent properties.

7) Economic use of current zoning:

Since no development project is being proposed this consideration is not applicable.

8) Compatibility with policies related to tree preservation:

Since this ordinance only allows greater signage opportunities no tree loss is expected and since no development project is being proposed there is no significant incompatibility with tree preservation policies.

9) Other considerations:

The proposed text amendment has very limited applicability in the SPI-12 district. It meets the intent of the district in line the community vision as established in previous plans and studies for signage to serve the needs of the Buckhead community as well as shoppers and visitors via reasonable signage for large tenants

STAFF RECOMMENDATION: APPROVAL OF SUBSITUTE ORDINANCE




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CHARLETTA WILSON JACKS
DIRECTOR
Office of Planning

MEMORANDUM

TO: Zoning Review Board

FROM: Charletta Wilson Jacks, Director 

SUBJECT: Z-14-62 3713, 3715 and 3717 Peachtree Road, N.E.

DATE: February 12, 2015

The applicant seeks to rezone the subject property from **RG-2 (Residential General-Sector 2)** district to **RG-3 (Residential General-Sector 3)** district for development of 17 townhomes on a private drive.

FINDINGS OF FACT:

- property location: The subject property fronts approximately 200 feet on the south side of Peachtree Road 101 feet west of the southwest intersection of Peachtree Road and Kingsboro Road in the Ridgedale Park neighborhood of NPU-B, Council District 7.
- property size and physical features: The subject property consists of 1.29 acres. Each lot is developed with a multi-story residential structure. The front yard topography is level with Peachtree Road and begins to slope down in a southerly direction at the front façade of the buildings to the rear of the lots. Mature trees ranging in 22" caliber to 7" caliber are scattered throughout the rear of 3713 and 3715 Peachtree Road. Furthermore a sanitary sewer bisects the rear yards of 3713 and 3715 Peachtree Road.
- CDP land use map designation: The subject property has a land use designation of Medium Density Residential, 0-16 units per acre.
- current/past use of property: To Staff's knowledge the property has always been used for residential purposes.
- surrounding zoning/land uses: Properties fronting on both sides of Peachtree Road are zoned RG-3 (Residential General-Sector-3) with a land use designation of Medium Density Residential and developed for multi-family purposes. However the properties adjacent on the east and west are zoned PD-H (Planned Development-Housing) and also developed for residential purposes. Properties at the rear are zoned R-3 (Single Family Residential) and developed for single family purposes.

- transportation system: Peachtree Road is a major north/south arterial and is served by MARTA Bus Route 25 that connects to the Lenox Transit Station. All other streets in the nearby area are local streets. Sidewalks are present along both sides of Peachtree Road.

PROPOSAL

The applicant proposes to rezone the property to enable the development of twenty (20) townhomes fronting on a private drive:

FAR	Permitted 0.696	Proposed 0.662	2,500 SF per unit
Total Open Space	Required 0.69	Proposed 0.70	
Useable Open Space	Required 0.40	Proposed 0.46	
Parking	Required 0.99 per unit	Proposed 4 per unit	

Each unit will have a two car garage and have 2 parking spaces in the driveway.

The site plan provides for a 5'-6" iron fence with 7' columns within the front yard setback; 5'-3" curved wall and 7'-6" straight wall at the entry with an accessed controlled entry gate system with call box.

CONCLUSIONS:

(1) Compatibility with comprehensive development plan (CDP); timing of development:

The comprehensive development plan designates the subject area of the site as Medium Density Residential (0-16 units per acre) therefore no amendment to the 15-year land use map would be required to facilitate this proposal.

There are no public projects or programs with which the timing of the project would conflict.

(2) Availability of and effect of public facilities and services; referral to other agencies:

Since the area has been a long established neighborhood, water and sewage facilities serving the property are assumed to be adequate for the proposed development.

The capacity of the sewer system to accommodate the proposed development would be reviewed by the Department of Watershed Management after the developer would apply for a building permit. During this review, tie-in to specific sewer lines would be determined, as well as any necessary improvements to the sewer line that would lie within boundaries of the development site.

There has been no indication from review agencies and departments that there would not be adequate public facilities and services at the subject location.

(3) Availability of other land suitable for proposed use; environmental effect on balance of land uses:

The zoning regulations indicate that this consideration is optional. There are limited sites available for this type of infill development in this area along Peachtree Road. The immediate area is developed with a mix of townhomes, multi-family and senior living facilities. The proposed townhome use would not impact the balance of land uses in the area.

(4) Effect on character of the neighborhood:

The development as proposed should not have a negative effect of the character of the neighborhood. The rezoning would allow for a density on the site that is contemplated by the 15 year land use designation of Medium Density Residential. However, as proposed with a controlled entry gate system the development would be physically and symbolically separated from the surrounding urban fabric of the neighborhood.

- (5) **Suitability of proposed land use:** No amendment to the land use designation is required.
- (6) **Effect on adjacent property:** The construction of seventeen (17) townhomes that would have a configuration compatible to others in the area should have a positive effect of adjacent property by replacing older converted single family dwelling with new housing opportunities in the area.
- (7) **Economic use of current zoning:** although the existing zoning has some economic use the proposed zoning would be a better use of the land and complement other developments in the area.
- (8) **Tree Preservation:** The City of Atlanta's Tree Ordinance will govern the development of the site in regards to tree preservation.
- (9) **Other Considerations:** The applicant has filed for a special exception (V-15-002) to allow the proposed increased height in the fence and gate within the required front yard setback. However, the current Comprehensive Development Plan Policies for Neighborhood Preservation states:
- Discourage the development of gated communities or those otherwise physically and symbolically separated from the surrounding urban social and physical fabric.
- Therefore, Staff is not supportive of the proposed gate as shown on the site plan

STAFF RECOMMENDATION: APPROVAL conditioned upon the following:

1. A site plan similar to one entitled "3715 Peachtree Road Townhomes" by Shields Engineering Group dated 1/21/2015 and marked received by the Office of Planning January 27, 2015.
2. Units #1 and #7 shall be oriented so that the front doors and entry stoops shall be visible and accessible from Peachtree Road.
3. A four-foot walkway shall be provided along both sides of the proposed drive to allow for safe pedestrian access to the public sidewalk.
4. The development shall not be gated.




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CHARLETTA WILSON JACKS
DIRECTOR
Office of Planning

MEMORANDUM

TO: Zoning Review Board
FROM: Charletta Wilson Jacks, Director 
SUBJECT: Z-14-74 for 2620 Buford Highway, N.E.
DATE: February 12, 2015

The applicant requests to rezone property from the **R-3 (Single Family Residential)** district to the **C-1 (Community Business)** district for the rehabilitation of an existing building from a lodge to office use.

The applicant has requested a 30 day deferral to allow time to continue discussing the proposal with the impacted neighborhood NPU-B. Staff is supportive of the deferral request.

STAFF RECOMMENDATION: 30 DAY DEFERRAL-MARCH 2015



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CHARLETTA WILSON JACKS
Director, Office of Planning

MEMORANDUM

TO: Zoning Review Board

FROM: Charletta Wilson Jacks, Director 

SUBJECT: Z-14-75 for 4707, 4715, 4723, 4731, 4739, 4749, 4755, and 4765 Wieuca Road, N.W.

DATE: February 12, 2015

An Ordinance to rezone from the R-3 (Single Family Residential) to the MR-2 (Multifamily Residential).

The applicant submitted a 90-day deferral request in order to acquire additional properties to include in the rezoning request and to meet with the neighborhood and NPU. Staff is supportive of this request.

STAFF RECOMMENDATION: 90-DAY DEFERRAL-MAY 2015



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CHARLETTA WILSON JACKS
Director, Office of Planning

MEMORANDUM

TO: Zoning Review Board

FROM: Charletta Wilson Jacks, Director 

SUBJECT: U-14-33 for 2041 Joseph E. Boone Boulevard, N.W.

DATE: February 12, 2015

The applicant seeks a Special Use Permit pursuant to Section 16-06A.005 (1) (g)) for a personal care home for property located at **2041 JOSEPH E. BOONE BOULEVARD, N.W.**

The applicant has requested additional time to work with the impacted neighborhood organizations.

STAFF RECOMMENDATION: 30 DAY DEFERRAL-MARCH 2015



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CHARLETTA WILSON JACKS
Director, Office of Planning

MEMORANDUM

TO: Zoning Review Board

FROM: Charletta Wilson Jacks, Director 

SUBJECT: U-14-34 for 988 Alloway Place, S.E.

DATE: February 12, 2015

The applicant seeks a Special Use Permit pursuant to Section 16—05.005 (1) (d) for a Private Club.

FINDINGS OF FACT:

- **Property location:** The subject property fronts approximately 385 feet on the east side of Alloway Place at the southeast intersection of Alloway Place and Ayr Place. It is located in the Ormewood Park neighborhood of NPU-W in Council District 1.
- **Property size and physical features:** The subject property is approximately 2.21 acres and has approximately 385.40 feet of frontage. The site consists of a facility developed as a replica of the 18th Century Robert Burns' house of Scotland. Vehicles may access the property via three gravel driveways from Alloway Place. Topography generally rises in elevation from Alloway Place and declines towards the rear of the property. There are several mature trees located around the property.
- **Current/past use of property:** The site was developed with a replica facility of the 18th Century Robert Burns' birthplace constructed in 1910 for the Burns Club of Atlanta and has continued to operate as such.
- **Surrounding zoning/land uses:** The subject property is surrounded by R-4 (Single-Family Residential) zoning.

- **Transportation system:** Alloway Place is a local road and it is serviced by MARTA via East Confederate Avenue.

PROPOSAL:

The applicant seeks a Special Use Permit for a 408 square-foot addition to improve the existing kitchen area and replace existing restrooms with a new barrier free restroom facilities to comply with the ADA requirements for a 2,137 square foot structure.

- **Ingress and egress:** Ingress and egress to the subject property is provided by existing driveways located off Alloway Place.
- **Parking and loading:** Currently there are a total of 20 off-street parking spaces on the existing gravel parking lot. Property caretaker, members, visitors, and service personnel will enter through the three gravel driveways located off Alloway Place and will utilize the existing parking area. On-site loading/unloading will not occur on site.
- **Refuse and service areas:** The site currently utilizes residential-type containers supplied by the City of Atlanta for the removal refuse and garbage. The applicant has proposed to continue utilizing the aforementioned method.
- **Buffering and screening:** The site currently is being buffered along the east (rear) and south (side) of the property line by several mature trees and dense vegetation. The facility has residential-type of outdoor flood lights mounted under the eaves, and it does not produce any type of unusual noises. The applicant has not proposed to alter the current methods of buffering and existing lighting.
- **Hours and manner of operation:** The applicant has indicated the facility is not open every day and at the most will be used 16 times per year, twice in January, twice in December, and twice in each of the two months in the spring and fall. The manner of operation will be for the facility to be open on the first Wednesday of each month from 4 p.m. to about 10 p.m.
- **Duration:** Applicant requests that the use permit be allowed indefinitely with no expiration date.
- **Required yards and open space:** The development appears to meet the minimum yard setback and lot coverage requirements.
- **Tree Preservation and Replacement:** No trees will be impacted or removed from the property.

CONCLUSIONS:

- a) **Ingress and egress and proposed structure or uses thereon, with particular references to automotive and pedestrian safety and convenience, traffic flow and control, and emergency access:** Based on the site plan submitted by the applicant and an on-site review conducted by staff there appears to be adequate access to the property via the driveways located off Alloway Place. Furthermore, emergency vehicles will enter the property through the same driveways along Alloway Place. Therefore, Staff is of the opinion that the existing ingress and egress is sufficient to ensure automotive safety and will not create traffic congestion.
- b) **Off-street parking and loading:** There is adequate room on site to accommodate off street parking. As mentioned previously, the development has twenty-six (26) on-site spaces. Visitors may utilize the parking located onsite. Furthermore, service personnel may utilize the existing parking as well. Therefore, Staff is of the opinion that the applicant has met the off-street parking and loading requirements.
- c) **Refuse and service areas:** The use of City of Atlanta Services for refuse pick-up appears to be adequate for the proposed addition to the existing structure.
- d) **Buffering and screening:** Staff is of the opinion that there is significant existing screening of the proposed addition due to the existence of several mature trees on the backside of the lot.
- e) **Hours and manner of operation:** The applicant has indicated that the hours of operation are limited to at the most 16 times a year. Staff is of the opinion that the hours of operation will not have a negative impact on surrounding properties.
- f) **Duration:** The applicant requests that the use permit be approved for an indefinite period of time. Staff has no objection to this request.
- g) **Required yards and open space:** The property appears to comply with the required yards and lot coverage requirements.
- h) **Compatibility with policies related to tree preservation:** In its existing state, staff is of the opinion that the subject property is in compliance with the City's Tree Ordinance.

STAFF RECOMMENDATION: APPROVAL



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CHARLETTA WILSON JACKS
Director, Office of Planning

MEMORANDUM

TO: Zoning Review Board

FROM: Charletta Wilson Jacks, Director 

SUBJECT: U-14-35 for 566 Wells Street, S.W. (aka 562 Wells)

DATE: February 12, 2015

The applicant seeks a Special Use Permit pursuant to 16-06.005 to operate a Greenhouse/ Warehouse.

FINDINGS OF FACT:

- Property location: The subject property is located at 566 Wells Street, S.W. (aka 562 Wells) is located in NPU V and in Council District 4.
- Property size and physical features: The subject property is fronts approximately 505 feet on the west side of Humphries Street and approximately 350 on the south side of Morris Street at the southwest intersection of Humphries and Morris Street, and is approximately 3.145 Acres. The topography is relatively flat but has some places where the topography varies in elevation. There is natural vegetation and several large mature trees throughout and is bounded by fencing along Humphries and Glenn Street.
- CDP land use map designation: The property is currently designated for an Industrial land use.
- Current/past use of property: The property is currently an open space and Staff is not aware of any other use.
- Surrounding zoning/land uses: Property is surrounded by SPI18 (Special Public Interest), I-2 (Industrial), and LW (Live –Work) and land uses of industrial, mixed use and low density commercial
- Transportation system: The subject property is accessed via Humphries Street, a minor arterial street with low traffic flow.

PROPOSAL:

The applicant, The Atlanta Lettuce Project, Inc. and The Community Foundation for Greater Atlanta, seeks a Special Use Permit to operate a Greenhouse/ Warehouse facility. The proposed development will be one building with a parking lot and loading that will have square footage of approximately 49,000 sf of Greenhouse and 10,000 sf of Warehouse for a total of 59,000 sf.

- **Ingress and egress:** Proposed circulation is to be one way for the development. The drive way locations are proposed to be on Humphries St. Emergency vehicles will enter via Humphries St.
- **Parking and loading:** There will be a loading area in support of the facility products and supplies that will be delivered off of Humphries Streets. The facility will have on site parking for employees and any visitors or maintenance personnel. Parking lot will have a minimum of 45 spaces.
- **Refuse and service areas:** The applicant will use private garbage disposal service in standard 4 yard containers located at the rear of property and that will be picked up three times a week.
- **Buffering and screening:** There will be proposed landscaping in accordance with City of Atlanta code. The proposed grading will have the property situated lower than the property to the north and higher than the property to the south. The loading/unloading area will be internal to the site and away from the property to the east.
- **Hours and manner of operation:** Atlanta Lettuce Project, Inc. an initiative of The Community Foundation is proposing to build a greenhouse of approximately 45,000 SF with an associated 10,000 SF processing warehouse. There will be a parking lot of approximately 45 spaces with a loading area in support of the facility. Atlanta Lettuce Project will sell lettuce and herbs to several Atlanta area education and medical institutions, wholesale produce distribution and retail grocery stores in metro Atlanta.
 - **Hours:** 11 hours, five days a week with the exception of the one Saturday a month (7a.m.-6p.m.)
 - **Staff:** 45 employees per shift, in addition to General Manager, Head Grower, Human Resources manager and an Assistant Manager.
 - **Meals and Special Programs:** No meals will be offered.
- **Duration:** The applicant requests unlimited duration for the special use permit
- **Required yards and open space:** The applicant has indicated that the new construction will comply with required yards and open spaces. The applicant will be requesting a variance for reduction in the required parking count of approximately 150 spaces. Also, that the building façade requirement only be applied to the warehouse and not the portions of the greenhouse that is visible from the street. The greenhouse structure is a modular prefabricated facility.
- **Tree Preservation and replacement:** The applicant intends remove some of the older trees in the rear of the lot. Applicant will comply with the City of Atlanta Tree Ordinance requirements pertaining to any tree removal and replanting. Tree replacement will be coordinated with the City Arborist.

CONCLUSIONS:

- a) **Ingress and egress and proposed structure or uses thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and emergency access:** Access to the property as shown on the proposed site plan appears to be sufficient.
- b) **Off-street parking and loading:** The on-site parking and loading appears to be sufficient, with there being a parking lot of approximately 45 spaces for employees and visitors.
- c) **Refuse and service areas:** The refuse service to be utilized and service areas appear to be adequate..
- d) **Buffering and screening:** Staff finds screening and buffering to adjacent neighbor on the eastside of the property line sufficient. Additionally, there is a fence present and the applicant has stated that the proposed grading will have the property situated lower than the property to the north and higher than the property to the south. .
- e) **Hours and manner of operation:** The hours and manner of operations as proposed by the applicant appear to be sufficient.
- f) **Duration:** Staff is in support of unlimited permit duration. This special use will reinforce urban gardening within city limits.
- g) **Compatibility with policies related to tree preservation:** The applicant has indicated that all requirements of the City of Atlanta Tree Ordinance will be met.
- h) **Required yards and open space:** Staff is in support based off site plan.

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS

- 1) **SITE PLAN:** The property shall be redeveloped in accordance with the conceptual Site Plan prepared by LeCraw Engineering, INC dated December 1, 2014 and stamped "received" by the Office of Planning December 1, 2015.



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MAYOR

CHARLETTA WILSON JACKS
Director
Office of Planning

MEMORANDUM

TO: Zoning Review Board

FROM: Charletta Wilson Jacks, Director 

SUBJECT: Z-14-66 for 490 Bishop Street

DATE: February 12, 2015 (Deferred from December 4, 2014)

An Ordinance to rezone from the I-2 (Heavy Industrial) District to the MR-5A (Multi-family Residential) District, property located on a portion of 490 Bishop Street, N.W. and a portion of 1299 Northside Drive, N.W.

The applicant has requested additional time to resolve issues that are unrelated to zoning, but affect the site planning process.

STAFF RECOMMENDATION: 60-DAY DEFERRAL-APRIL 2015